144.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	661,800 / 661,800
					USE VALUE:	661,800 / 661,800
					ASSESSED:	661,800 / 661,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		OTTAWA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KATE BRYAN ETAL/ TRUSTEES	
Owner 2:	BRYAN KATE & KATHARINE PARODI	
Owner 3:	DONALD H KATE 1996 REVOCABLE	
Street 1:	28 OTTAWA RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	KATE DONALD & KATE BRYAN & -
Owner 2:	PARODI KATHERINE -
Street 1:	28 OTTAWA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,416 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1271 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4416.000	219,800		442,000	661,800
Total Card	0.101	219,800		442,000	661,800
Total Parcel	0.101	219,800		442,000	661,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.69 | /Parcel: 520.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	219,800	0	4,416.	442,000	661,800	661,800	Year End Roll	12/18/2019
2019	101	FV	188,900	3800	4,416.	414,400	607,100	607,100	Year End Roll	1/3/2019
2018	101	FV	188,000	3800	4,416.	342,500	534,300	534,300	Year End Roll	12/20/2017
2017	101	FV	188,000	3800	4,416.	314,900	506,700	506,700	Year End Roll	1/3/2017
2016	101	FV	188,000	3800	4,416.	287,300	479,100	479,100	Year End	1/4/2016
2015	101	FV	183,500	3800	4,416.	281,800	469,100	469,100	Year End Roll	12/11/2014
2014	101	FV	183,500	3800	4,416.	261,900	449,200	449,200	Year End Roll	12/16/2013
2013	101	FV	183,500	3800	4,416.	249,200	436,500	436,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KATE DONALD & K	69548-59		7/3/2017	Family	1	No	No		
SULLIVAN JANE,	65926-528		8/17/2015		525,000	No	No		
	15243-59		9/1/1983		89,000	No	No		Robert D. Sullivan d.o.d. 9/3/2014.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2019	1848	Addition	430,000	O				
9/6/2018	1275	Demo gar	3,500	C				demo Garage
8/16/2018	1180	Window/S	10,000	C				
5/26/2017	630	Redo Bat	14,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2019	Permit Visit	DGM	D Mann
2/19/2018	MEAS&NOTICE	HS	Hanne S
3/12/2009	Meas/Inspect	163	PATRIOT
2/2/2009	Entry Denied	372	PATRIOT
4/13/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	256	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4416		Sq. Ft.	Site		0	80.	1.25	9									441,985						442,000	

Total AC/HA: 0.10138 | Total SF/SM: 4416 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 441,985 | Spl Credit | Total: 442,000

PRINT

Date	Time
12/11/20	01:25:51

LAST REV

Date	Time
03/03/20	11:05:43

danam

PAT ACCT. 11239

User Acct: 94105
GIS Ref:
GIS Ref:
Insp Date: 02/19/18

!11239!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	94105
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	70750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318554
Depreciation:	98752
Depreciated Total:	219802

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

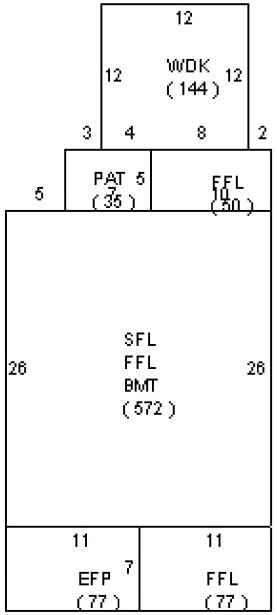
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	104.72
Final Total:	219800	Val/Su SzAd	172.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	699	167.050	116,765
BMT	Basement	572	50.110	28,665
SFL	Second Floor	572	167.050	95,550
WDK	Deck	144	12.810	1,845
EFP	Enclos Porch	77	61.950	4,770
PAT	Patio	35	5.940	208

Net Sketched Area:	2,099			Total:	247,803
Size Ad	1271	Gross Are	2099	FinArea	1271

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	